



10 Laurel Close, Hythe SO45 5EN

paul jeffreys





## 10 Laurel Close, Hythe

### A SPLIT LEVEL DETACHED BUNGALOW

On high ground with views across Hythe towards Southampton Water, requiring modernisation and updating, scope to enlarge (stpp)

Originally designed as 3 bedrooms, gas connected (no meter), night storage heating, double glazing, plastic fascias, ample parking and garage, NO CHAIN

### ACCOMMODATION

Entrance hall, 2 bedrooms, bathroom, lounge, kitchen/dining room

#### ENTRANCE PORCH

**SPLIT LEVEL ENTRANCE HALL** Storage cupboard, airing cupboard with factory lagged hot water cylinder and immersion heater and access to roof space.

**LOUNGE** c.4.51m x 3.82m (14'10" x 12'6"). Tiled fireplace and night storage heater.

**KITCHEN/DINING ROOM** c.5.62m x 3.04m (18'5" x 10'). Night storage heater. Double drainer stainless steel sink unit with cupboards beneath. Adjoining part room divider worktop with low level drawers. Glazed wall cupboard. Larder cupboard, cooker space with electric cooker point and plumbing for washing machine. Door to garden.

**BEDROOM 1** c.4.05m x 3.49m (13'3" x 11'5").

**BEDROOM 2** c.3.49m x 3.46m (11'5" x 11'4").

**BATHROOM** Part tiled walls. Panelled bath with Triton Enrich electric shower over, hand basin and low level WC suite.

**OUTSIDE** Concrete driveway allows parking for 3/4 vehicles with further hardstanding to one side. Access to INTEGRAL GARAGE 5.95m x 3.35m (19'6" X 11')(excludes rear workshop area) with up and over door, rear personal door and electricity connected. The FRONT GARDEN is mainly laid to lawn with shrubs. Pedestrian side access leads to the REAR GARDEN with concrete path and steps down to concreted area which leads onto the lawn which slopes down away from the property. Garden store and outside tap.

**COUNCIL TAX BAND** 'D' – Payable 2018/19 - £1,708.41.

**EPC RATING** 'F'.

**TENURE** The Agents are advised this property is FREEHOLD.

**GROSS SQUARE MEASUREMENTS** 83sq. metres (895 sq. feet) approx.

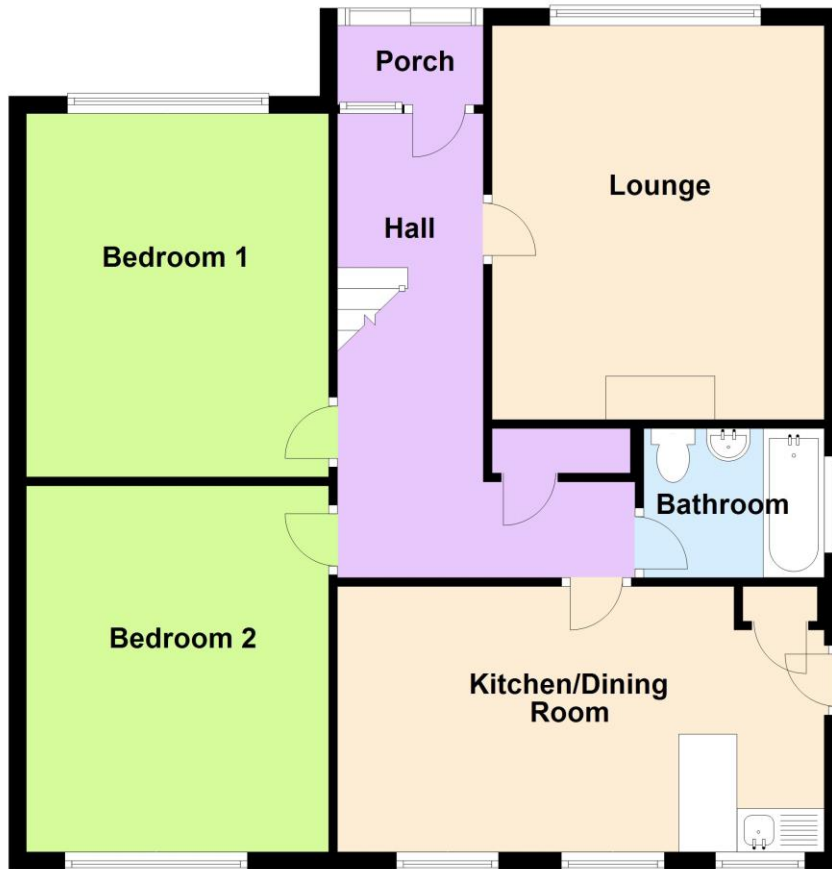
**DIRECTIONS** Leave Hythe via Prospect Place and Jones Lane. At the end turn left and then right into Hollybank Road and at the end turn left and then right into Lanehayes Road. Laurel Close is the first turning on the right hand side with the property being towards the end of the cul-de-sac.

**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.**  
JRS/TW/11.18.



## Ground Floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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